



HILLIER & WILSON

The Tailors House
Old Newtown Road
South Newbury

Old Newtown Road Newbury Berkshire RG14 7DE

A beautifully presented four bedroom mock Victorian family home located in a sought after area on the south side of Newbury. The property is ideally located within walking distance of Newbury town centre and railway station and is also in the catchment area of both the highly regarded St John's and St Bart's schools; whilst other benefits include gas central heating, double glazing and off road parking. The ground floor comprises entrance hall, cloakroom, utility, snug, sitting room with double doors onto the garden, modern kitchen and a home office/gym/family room. Upstairs, there is a master bedroom with en-suite shower room and built-in wardrobes, three further double bedrooms (one of which has built-in wardrobe) and a family bathroom. Externally, there is a private and enclosed garden which is mainly laid to lawn with mature flower bed and hedge borders, a patio seating area and a 'Bothy' at the far end of the garden; whilst to the front there is off road parking via driveway. Old Newtown Road is very conveniently located just a short walk from Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

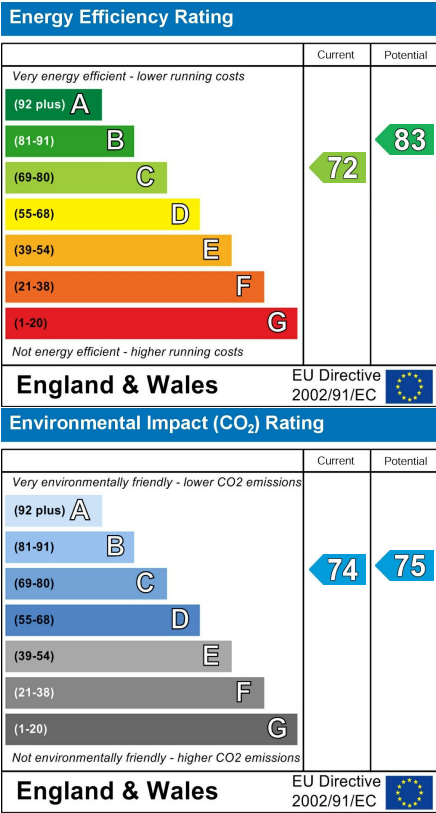
Services:
Mains services are connected.

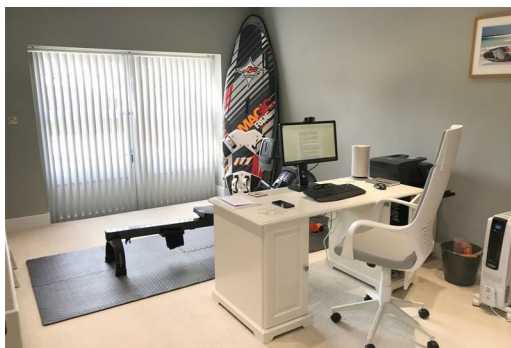
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band F

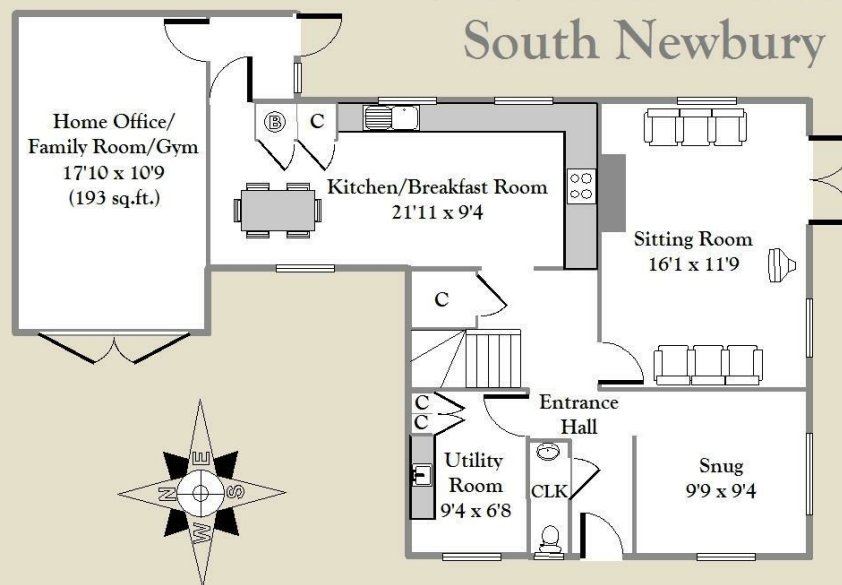
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the offices of Hillier & Wilson head south towards St Johns roundabout, take the third exit onto the Andover Road, take the first left onto Old Newtown Road, follow the road round and the property is up on the left.

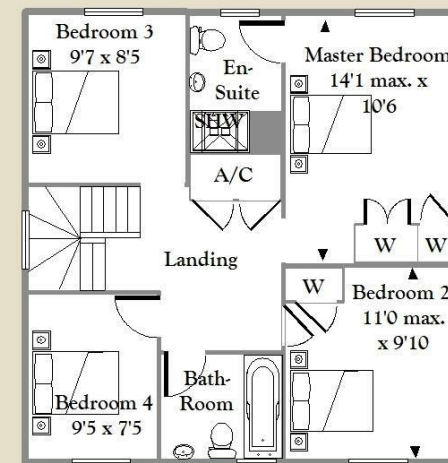




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The Bothy
9'5 x 7'10 max.
(Not Exact
Location)



APPROX. GROSS INTERNAL FLOOR AREA 1375 sq.ft (128 square metres)
For identification only - Not to scale - Hillier & Wilson LTD.

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

